



Annual Monitoring Report

2023-24

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1 Introduction

1.1 Purpose and Structure of the Report

This is the eighteenth Annual Monitoring Report (AMR) for the London Borough of Brent and covers the annual monitoring period of 1st April 2023 to 31st March 2024. It serves as the Authority Monitoring Report consistent with Section 113 of the Localism Act 2011. Its purpose is to assess the extent to which the policies set out in the Local Plan are being achieved. The information in this report allows Brent's planning service to identify which policies are performing as intended and if any need to be reviewed.

The report begins by providing an overview of the work of the planning service. It sets out the number of applications, decisions, and enforcement cases that have been dealt with over the period. It outlines the progress in developing the Local Plan, neighbourhood plans, and collecting and spending Community Infrastructure Levy (CIL) and Section 106 monies. In addition, a high-level summary is provided as to how the Council has satisfied the duty to cooperate.

Housing Delivery Test



2023/24 –

656 net additional dwellings delivered.



2023/24 –

Majority of major completed schemes adhered to London Plan and Brent Council sustainability policies.

2 Performance of the Planning Service

This section briefly outlines the main work of the Planning Service during 2023/24.

2.1 The Progress of Planning Documents



Figure 1: Documents Forming the Local Plan as of March 2021 (Source: LBB).

The Local Development Scheme (LDS) sets the timetable for taking forward additional documents forming the Local Plan. Forthcoming documents and their current status are set out in Table 1. The LDS was reviewed in July 2021. The LDS indicates the Local Plan would be adopted in November 2021. However, the Inspectors' report was not received by this time. Adoption occurred in February 2022.

The table below provides updates for documents scheduled to be progressed during the monitoring period. The full LDS with a schedule for all planned documents can be found at: www.brent.gov.uk/localplan.

In 2023/24, SPDs were to be taken forward on Amenity Space, Sustainability, Design, and a Design Code. Queen's Park and Kensal Rise, Barn Hill, Wembley Hill, and Brondesbury Conservation Areas were to be reviewed. In 2024 an SPD for Staples Corner Growth Area was to be taken forward.

Table 1: Progress of Planning Documents identified within the LDS work schedule.

Document	Consultation	Adoption
Church End Growth Area Masterplan	Winter 2022	May 2023
Amenity Space SPD	Spring 2023	June 2023
Sustainability SPD	Spring 2023	June 2023
Wembley Hill Conservation Area Review/De-Designation	Anticipated Spring 2026	Anticipated Summer 2026
Queen's Park and Kensal Rise Conservation Area Review	Spring 2024	May 2024
Staples Corner Growth Area Masterplan	June – July 2024	November 2024
Staples Corner Design Code	Summer 2024	November 2024
Brondesbury Park Conservation Area Design Guide	Anticipated Winter 2025	Anticipated Summer 2026
Brent Design Guide (SPD1)	Anticipated Winter 2025	Anticipated Summer 2026
Kilburn Neighbourhood Plan	Winter 2021 – Spring 2025	Anticipated Winter 2025
Barn Hill Conservation Area Design Guide	TBC	TBC
Tall Buildings Strategy SPD	TBC	TBC

2.2 Neighbourhood Planning

Table 2: Summary of Neighbourhood Forum Status.

Neighbourhood Forum	Status March 2024
Harlesden	Neighbourhood Forum & Area was first designated by Brent Council in September 2015, and by the Old Oak and Park Royal Development Corporation (OPDC) within its area in November 2015. The Harlesden Neighbourhood Plan was adopted in May 2019. The Forum had its Neighbourhood Forum status renewed for a further five years by Brent Council on 26 March 2021 and OPDC on 7 April 2021. In 2023/24 the Forum indicated that it wished to review the Neighbourhood Area. In October 2024, OPDC and the Council approved a new boundary.
Kilburn	Neighbourhood Forum & Area was designated by Brent Council and Camden Council in June 2016. The Forum's status was renewed in February 2022 Consultation on a pre-submission draft of the Kilburn Neighbourhood Plan occurred in Summer 2023.
Sudbury	Neighbourhood Forum & Area was first designated in December 2012. The Sudbury Neighbourhood Plan passed referendum and was adopted in September 2015. The Forum had its Neighbourhood Forum status renewed for a further five years on 8 December 2017. During 2021/22 Sudbury Town Residents' Association (STRA) designation lapsed. On 16 th November 2023 STRA's application for Neighbourhood Forum status was refused by the Council. On 8 th January a new Sudbury Town Neighbourhood Forum was approved by the Council.

Further information is available at: www.brent.gov.uk/neighbourhoodplanning.

2.3 Development Management

4421 applications of all types were received in 2023/24. Of the types of planning applications listed below, 0.75% of received applications were categorised as major. 100% of majors determined within the year were determined within the agreed timescales, and of all application types below, 65.3% were granted consent.

Table 3: Applications received, determined, and granted involving assessments of schemes against policies.

Year	Received	Determined	Granted	Percentage Granted (%)
2020/21	2862	2726	1794	65.80%
2021/22	3178	3008	1971	65.50%
2022/23	2761	2830	1887	66.60%
2023/24	2549	2582	1686	65.30%

Table 4: Major applications received, determined, and granted.

Year	Received	Determined	Granted	Percentage Granted (%)
2020/21	46	46	38	82.61%
2021/22	38	42	36	85.71%
2022/23	39	34	32	94.12%
2023/24	33	32	23	71.90%

Table 5: Percentage of applications determined within time (PS2 figures).

Year	Major	Other	Minor
2020/21	100%	88.24%	82.45%
2021/22	97.62%	85.26%	77.94%
2022/23	97.06%	82.28%	77.33%
2023/24	100%	80.10%	85.74%

2.4 Quality Review Panel and Community Review Panel

Design Review is an independent and impartial evaluation process in which a panel of multi-disciplinary experts on the built environment assess the design of a proposal. The process is in place to improve the quality of buildings and places and is widely recognised as having a positive impact. The importance of Design Review is specifically referenced in both the National Planning Policy Framework (NPPF) and the London Plan.

Brent's Quality Review Panel (QRP) was established in 2022 for the purposes of design review. It is the successor to the Brent Design Advice Panel (BDAP), which was managed by the Design Council from 2017 to 2022. It supports the council by offering independent and expert advice on:

- Major schemes and strategically important built environment projects.
- Other schemes regarded as sensitive in terms of design, context, public interest, or local impact.
- Infrastructure, landscape, and open space projects.
- Council-led policies, strategies, and supplementary planning guidance.

15 applications in 2023/24 were subject to review by the Quality Review Panel. Seven of these were first reviews and eight were follow up reviews. Seven site visits were conducted in 2023/24.

To celebrate excellence in great buildings and places and how high-quality design can improve local people's quality of life, the inaugural Brent Design Awards took place in May 2023.

The National Planning Policy Framework (NPPF) brings attention to the importance of community involvement in the decision-making process. As of 2023/24, Brent has recruited local people to participate in the Community Review Panel (CRP), aiming to give them a voice on new developments in their area. The Community Review Panel plays an independent, advisory role in helping the Council understand the needs of the community through discussions of issues such as housing, transport, public space, green space, and the environment. This helps ensure that new developments are of the highest design quality and meet the needs of the people in Brent.

2.5 Enforcement

Table 6: Breakdown of enforcement activity in 2023/24.

Type of Enforcement Activity	Number of Cases
Live cases	1463
Enforcement notices served	160
Planning contravention notices served	99
Enforcement appeals dismissed	28
Direct action undertaken	14
Enforcement appeals allowed	9
POCA cases started	7
POCA cases finalised*	9
Enforcement appeals part allowed, and part dismissed	6

*Of the POCA cases finalised in 2023/24 the total amount awarded was £636,444.00, of which £188,387.00 is expected to come to Brent.

2.6 The Duty to Cooperate

The duty to cooperate requires Brent to cooperate with neighbouring boroughs and other public bodies to address strategic planning issues, including the preparation of Local Plans.

During the monitoring period, the Council continued to engage with other London boroughs through the West London Alliance (WLA) and contributed to the Association of London Borough Planning Officers. It also engaged with the Greater London Authority (GLA) on the forthcoming review of the London Plan plus various draft LPGs, and with other statutory consultees as part of the process of taking forward some Supplementary Planning Documents.

2.7 Indices of Multiple Deprivation

The proportion of Brent Local Super Output Areas (LSOA) in the bottom 20% of most deprived areas nationally as identified in the Indices of Multiple Deprivation, is 19%. Out of Brent's 173 LSOAs, 33 are in bottom 20% for IMD. The target for this proportion is 15%.

The proportion of the top 20% least deprived areas nationally as identified in the Indices of Multiple Deprivation is 0%. The target for this is 2%.

Source: The English Indices of Deprivation 2019 (IoD2019), Ministry of Housing, Communities & Local Government.

2.8 Community Infrastructure Levy

The Council formally introduced Brent CIL in July 2013.

Table 7: Breakdown of CIL receipts 2023/24.

Total Brent CIL Summary	2023/24
Total CIL receipts collected for the reported year	£35,456,589.74
Total CIL carried over from the previous reported year(s)*	£75,656,531.73
Total CIL expenditure for the reported year (includes SCIL & NCIL spend only)	£12,135,737.96
Of which, total amount of CIL applied to administrative expenses pursuant to regulation 61	£714,077.00
Above as a percentage of CIL collected in the reported year	2.01%
Total CIL retained at the end of 2023/24 (SCIL and NCIL only, includes money allocated to projects but not yet spent)	£159,185,515.48

*The total amount of CIL (SCIL and NCIL only) receipts, collected by the authority in the years prior to 2023/24, but which have not been allocated prior to 2023/24.

The CIL Regulations 2010 (as amended) stipulate that at least 15% of CIL receipts generated must be spent on Neighbourhood Projects or 25% of CIL receipts where a neighbourhood plan is in place. The Council undertook a bidding period in Q3 2023/24 to provide the local community with an opportunity to apply for funding for projects that will help to support the impact of development. Further information is available from: www.brent.gov.uk/cil.

Brent is also a collecting authority for the Mayor's CIL. MCIL is passed on to TfL on a quarterly basis and the Mayor of London reports on this separately, as can be seen at: [Mayoral Community Infrastructure Levy | London City Hall](#).

Table 8: Summary of Neighbourhood CIL projects 2023/24.

NCIL Neighbourhood	Number of Projects	Sum of Totals (Allocation):
Harlesden	5	£136,000.00
Harlesden Neighbourhood Forum*	0	£0.00
Kilburn	8	£119,378.53
Kingsbury & Kenton	2	£80,023.70
Sudbury Town Neighbourhood Forum*	0	£0.00
Wembley	6	£301,181.77
Willesden	2	£84,579.00
Boroughwide	3	£208,170.00
Multi-Neighbourhood	6	£131,439.70
Total	32	£1,060,772.70

*No successful NCIL bids were received within the Harlesden or Sudbury Town Neighbourhood Forum Areas within the 2023/24 Financial Year and therefore the amount allocated is £0.

A separate [Infrastructure Funding Statement \(IFS\)](#) is also published on the Council website as per the regulations. Further details on project spend outlined in Tables 7 and 8, as well as projects secured by S106 agreements, are available in the IFS.

2.9 S106 Contributions

S106 agreements are legal agreements between local authorities and developers. The table below outlines the status of S106 payments of the last financial year.

Table 9: Summary of S106 contributions spent for 2023/24.

	The Value of the Payment	Spent	Allocated	Unallocated	Repayment	Reason
2023/24	£6,491,632.75	£1,514,061.46	£1,552,863.57	£6,465,054.45	£0	N/A

3 Implementation of Policies

3.1 Housing Delivery Breakdown

Polices: BH1, BH2, BH3, BH4, BH5, BH6, BH7, BH8, BH10, BH11, London Plan H1, H4, H5, H6, H7, H10, H12, H13

Table 10: Housing Delivery Summary for 2023/24.

Year	Net additional dwellings	London Plan Target	Self-contained	Student accommodation units	Non-self-contained supported living	Hostel Rooms	Houses of Multiple Occupation (HMO)
2023/24	656	2325	589	0	0	57	10

Student accommodation units count towards the London Plan target at a ratio of 2.5:1, with two and a half bedrooms/units being counted as a single dwelling and hostel rooms units and HMOs count towards the London Plan target at a ratio of 1.8:1.

3.1.1 Affordable Housing

Table 11: Net completions of all conventional housing units.

Year	Units Completed (net)	Affordable Units	(%) Affordable
2023/24	589	116	19.69%

Table 12: Proposed units: gross conventional housing units granted permission in the last financial year including a breakdown of affordable housing as a percentage.

Year	Units Granted (net)	Affordable Units	(%) Affordable
2023/24	2502	668	26.70%

** Sometimes, the number of affordable housing units delivered on sites exceeds what has been approved in the original permission via the S106 legal agreement. As such, actual affordable housing completion rates may be higher than the number of affordable units originally consented. Contact has been attempted with registered providers on larger developments to determine the level of affordable housing being delivered to ensure as accurate reporting as possible.*

3.1.2 Affordable Housing within Major Developments

2023/24 period – A total of five major residential developments were completed with an affordable housing planning obligation which provided affordable housing on site, all of them providing affordable homes. As a percentage of the major developments with an affordable housing planning obligation, **44.21% of total units were affordable**. In terms of the affordable housing tenure split 38.83% delivered as Social/London Affordable Rent and 61.17% as Intermediate. Another two major residential developments had an off-site affordable housing contribution. The land next to 75 Pauls Avenue and 19 Dudden Hill Lane developments delivered 100% of its units as social rent tenure.

The required tenure split of affordable housing within major development with an affordable housing planning obligation is currently 70% Social/London Affordable Rent and 30% Intermediate. This is set out in the Brent Local Plan (2022). The major developments mentioned above at the time of their planning permission would have been subject to a different policy requirement on affordable tenure split as per the Core Strategy. The previous split allowed for a greater level of intermediate rented housing.

3.1.3 Net Loss of Dwellings

Policy BH10 resists the loss of housing where it does not meet the criteria set out in the Local Plan which includes loss of sub-standard dwellings, the de-conversion of flats to create a family sized dwelling, providing social or physical infrastructure to meet identified need.

During the 2023/24 monitoring period, four dwellings were lost; all four were flats that were amalgamated to become family sized dwellings.

3.1.4 Conversion of Family Sized Dwellings

Policy BH11 focuses on the retention of family sized dwellings (three bed or more), it sets out the criteria for the conversion of a family sized dwelling. A family sized dwelling should only be converted if the development results in at least one three bed dwelling.

During the 2023/24 monitoring period there were five permissions where conversion of an existing three bed dwelling resulted in an additional dwelling plus family sized dwelling.

3.1.5 Number of Bedrooms

Policy BH6 targets a delivery of 25% of new homes to be family sized (3 bed or more). For every four dwellings included within developments at least one must be 3 bedrooms or more.

During the 2023/24 period 12.20% of homes completed had three bedrooms or more.

3.1.6 Housing Location

Policy BH2 focuses on priority locations for intensification of housing. A target set by the council is for 60% of homes to be delivered within the borough's designated growth areas.

During the 2023/24 period 16.13% of conventional homes completed were delivered within the borough's growth areas. The reason for this low level is principally reflective of the slowdown in the larger major housing completions, which is due to a variety of reasons. Reasons include delays caused for starts on site in previous years by the impacts of Covid lockdowns, general cost rises related to materials and labour, interest rate rises suppressing demand/ impacting viability, affordable housing providers having limited funds and a variety of changes to fire safety introduced by the Mayor and Government requiring scheme redesigns for tall buildings.

Policy BH4 focuses on small housing delivery (0.25 hectares or below), with a target delivery of 443 dwellings per annum.

During the 2023/24 period, 432 dwellings were delivered on small sites.

3.1.7 Tall Buildings

Policy BD2 focuses on the criteria required to be met to allow the development of tall buildings (more than 30 metres in height above ground level).

There were four tall buildings permitted during the 2023/24 monitoring period that were taller than the policy criteria set out in the Local Plan. However, all were in Tall Building Zones. Two in the Wembley A Tall Building Zone and two in the South Kilburn Tall Building Zone.

3.1.8 Basements

Policy BD3 outlines the criteria required to be met to allow basement development of an existing property to be permitted.

There were no residential basements permitted during the 2023/24 monitoring period that were larger than the policy criteria.

3.1.9 Self and Custom Build Register

The Self Build and Custom Housebuilding Act 2015 places a duty on councils to keep a register of people and community groups who are interested in self-build or custom build projects in their area.

Self-build projects are defined as those where someone directly organises the design and construction of their own home. This covers a wide range of projects including a traditional DIY self-build home to projects where the self-builder employs someone to build their home for them. Community-led projects can also be defined as self-build.

Custom build homes are where you work with a developer as an individual or a group to help deliver your own home. The developer may help to find a plot, manage the construction, and arrange the finance for your new home. This is more of a hands-off approach, but your home will be tailored to match your individual requirements.

Table 13. Self and Custom Build Register Summary.

Base Period	Date	No. of Individuals	No. of Organisations	Total
Base period 7	31 Oct 2021—30 Oct 2022	50	1	51
Base period 8	31 Oct 2022—30 Oct 2023	22	0	22
Base period 9	31 Oct 2023—30 Oct 2024	29	0	29

Local Planning Authorities have a duty to have regard of the entries in the register in carrying out planning, housing, land disposal and regeneration functions. They must give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area.

The Self and Custom Build Register base years run from the 31 October to 30 October every year. Between 31 October 2023 and 30 October 2024, Brent Council granted permission for 162 residential units (net) meeting the definition of suitable serviced plots of land.

According to Government guidance, a suitable serviced plot of land is a plot of land that either has access to a public highway and has connections for electricity, water and wastewater, or, in the opinion of a relevant authority, can be provided with access to those things within the duration of a development permission granted in relation to that land. However, it should be noted these might not necessarily come forward for self and custom build.

3.2 Town Centres

Polices: BE1, BE4, BE5, BE6, BCH5 London Plan SD6, SD7, E9, HC7

3.2.1 Retail Rents

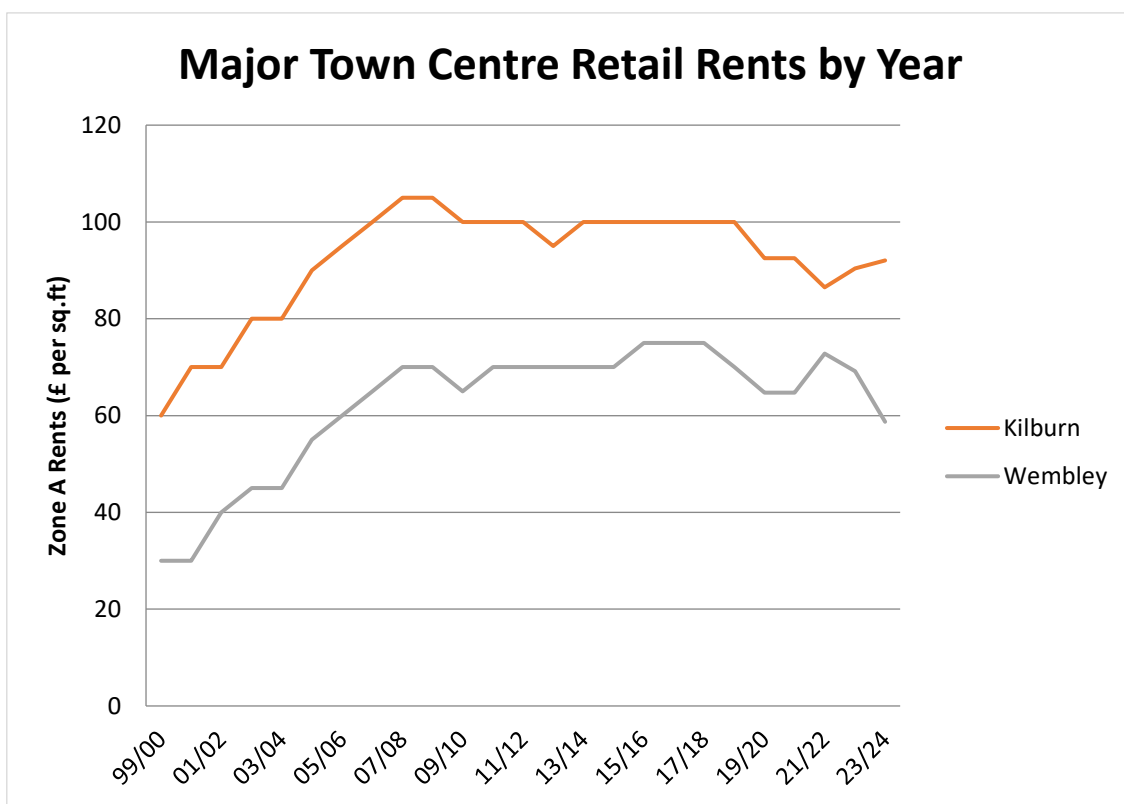


Figure 2. Major Town Centre Retail Rents Data (Source: LBB).

2023/24 – Kilburn prime rental rates increased from £90 to £92 per sq. ft in Zone A (net effective). Wembley prime rental rates decreased from £69 to £59 per sq. ft in Zone A (net effective).

As these are averages of the rental rates they should be used with caution, as the rent for each unit will vary depending on location, configuration, age etc.

3.3 Employment

Polices: BE1, BE2, BE3 London Plan SD4, SD5, SD10, E1, E2, E3, E4, E5, E6

3.3.1 Employment Land and Office Floorspace

Brent's designated employment sites comprise Strategic Industrial Land (SIL) and Locally Significant Industrial Sites (LSIS). SIL are designated in the London Plan due to their importance to the London economy. LSIS are of strategic importance to employment in the borough.

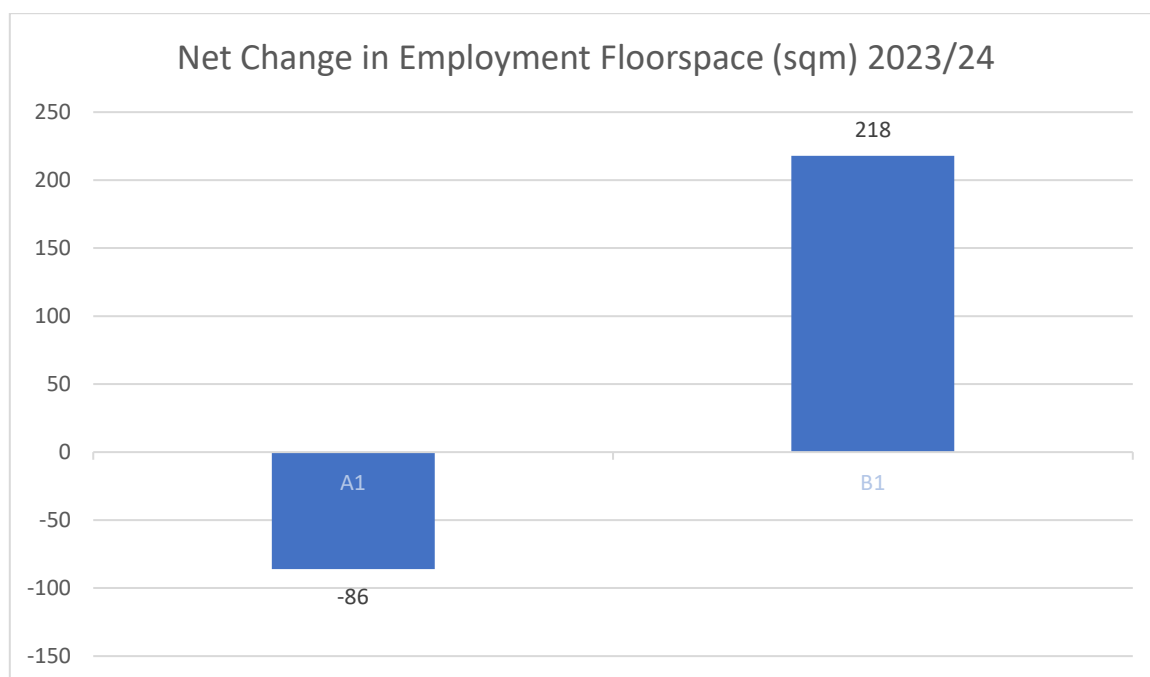


Figure 3. Net Change in Employment Floorspace (sqm) 2023/24 (Source: LBB).

Over the 2023/24 monitoring period, there was a net loss of 86 sqm of Use Class E Shops (formerly falling in A1 Use Class) and a net gain of 218 sqm of Use Class E Offices (formerly falling within Use Class B1).

3.3.2 Affordable Workspace

Local Plan Policy BE1, BE2 and BE3 addresses the requirement for affordable workspace to be provided within a development. New affordable workspace should normally be provided on-site for the lifetime of the development, only in exceptional circumstances where it can be demonstrated robustly that this is not appropriate, may it be provided offsite. A financial contribution in lieu of on-site provision will only be accepted where this would have demonstrable benefits in furthering affordable workspace in the borough. The Affordable Workspace Supplementary Planning Document was adopted in June 2022, provides guidance on the implementation of the relevant policies in the adopted Local Plan and is a material consideration in the determination of planning applications. List below are completed developments that include affordable workspace.

Completed in 2023/24:

10/3032 – Wembley Park Phase 2 – approx. 1000sqm GEA delivered within the development.

Practical completion of the scheme was delayed and occurred in Autumn 2023. Second Floor Studio Arts (SFSA) signed a lease with QED on December 19th, 2023, and will deliver 30 artists' studios. SFSA are fitting out the studios which are due to open in late 2024.

Secured in 2023/24:

22/4185 – JVC Business Park – Affordable workspace secured via S106 agreement. Offsite commuted sum for £8.7m.

1, 2, 3, & 9 Watkin Road – Offsite commuted sum for £0.2m.

3.3.3 Permitted Development Rights

The Government introduced Use Class E and a suite of further permitted development rights in August 2021. The Council has confirmed a number of Article 4 Directions in relation to these changes, which came into effect on 1 August 2022. These are summarised in Table 16. The Council received a direction to modify the Article 4s from the Secretary of State. The Council made these modifications and the revised Article 4 directions came into effect in February 2024.

Table 14. Article 4 Directions.

Permitted Development Right	Article 4 Area of Coverage	Confirmed	In Force
Class MA: Commercial, business and service uses to dwellinghouses. Class ZA: Demolition of buildings and construction of new buildings in their place.	Strategic Industrial Land and Locally Significant Industrial Sites	28-Jul-21	01-Aug-22
Class MA: Commercial, business and service uses to dwellinghouses. Class ZA: Demolition of buildings and construction of new buildings in their place.	Site Allocations	28-Jul-21	01-Aug-22
Class M: Other uses to dwellinghouses Class MA: Commercial, business and service uses to dwellinghouses at ground floor level. Part of Class MA: Offices to dwellinghouses on other floors.	Town Centres	28-Jul-21	01-Aug-22
Class MA: Light industrial, research and development, and office to dwellinghouses.	Remainder of the borough (excluding where Old Oak and Park Royal Development Corporation is the Local Planning Authority)	28-Jul-21	01-Aug-22

3.3.4 Employment Sectors

The data below outlines employment sectors in Brent by percentage.

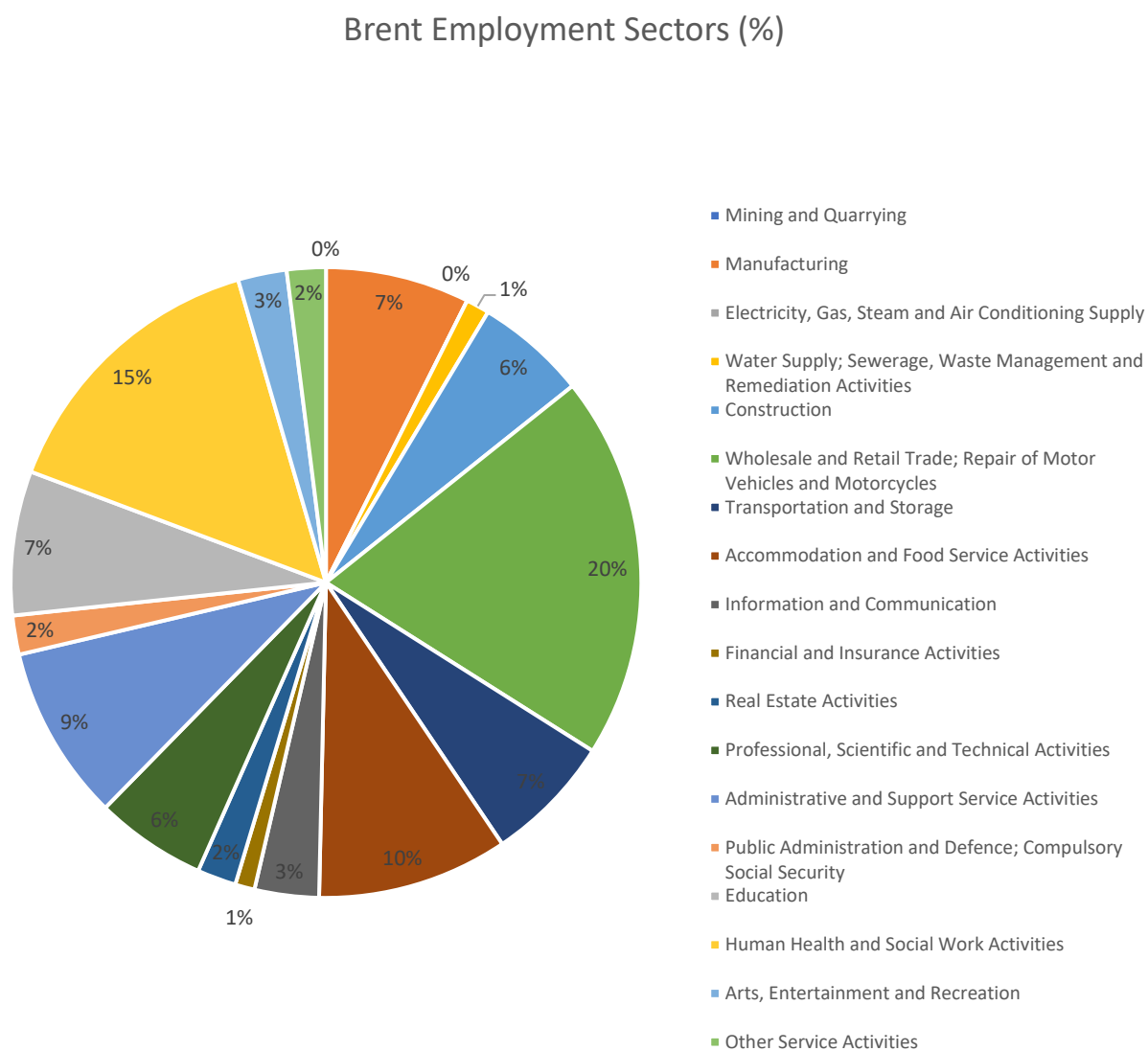


Figure 4: Brent Employment Sectors Percentages in 2022 (Source: NOMIS BRES data).

3.3.5 Brent Works

Brent Works' role is to make sure local people benefit from local regeneration. They offer a free job brokerage service for residents and businesses. It provides the following services to residents, as well as high-quality brokerage, matching and screening services to businesses and employers including:

- One-to-one careers advice and guidance, through all the steps towards finding work.
- Connecting residents with jobs and apprenticeships across London.
- Matching local talent to local and London-wide jobs.
- Support with the training that residents may need to take the next step in their careers.

The Brent Works team support a variety of commercial and construction jobs across the borough with employers such as the NHS, McDonalds, HS2, Network Homes, Charlie Bingham, Garden Studios, and many more. The team works with local employers to promote their job vacancies and shortlist suitable candidates. They also work with the residents to ensure that they are fully prepared ahead of any job interview. In addition to this, the team works with training providers in the locality, including Brent Start to upskill residents and prepare them with the necessary skills for the workplace. Upskilling in Maths, English, Employability Skills, Food Safety, CSCS cards is delivered as well as supporting the creation and placement of Apprenticeship training.

The focus of the Brent Works team continues to evolve in direct response to the labour market with a greater emphasis to support opportunities within the growth sectors. A key priority is to improve the quality and sustainability of the job opportunities supported, and to promote progression and training opportunities in the workplace where possible to help move people out of poverty and into sustainable careers.

During the 2023/24 period, Brent Works registered over 1,300 residents for employment related support and advice, supported over 100 local businesses with recruitment, and placed 154 residents into long-term jobs with over 80% of these roles providing the London Living Wage or higher. They supported 41 residents into apprenticeships and ran a series of over 20 interactive employment focused webinars and in person workshops. They also successfully organised Wembley Jobs Fair which had over 150 stall holders and more than 7,400 attendees, which resulted in approximately 390 job offers (as tracked by the DWP). In addition, approximately 300 job opportunities were created via S106 agreements for residents.



Figure 5. Wembley Jobs Fair (Source: LBB).

For more information or how to get in touch visit: <https://brentworks.brent.gov.uk/Default.aspx> or contact brent.works@brent.gov.uk.

3.4 Community and Cultural Facilities

Policies: BSI1, London Plan S1, S2, S3

3.4.1 Change in Community Infrastructure Floorspace

During the 2023/24 monitoring period, the net change in Community Infrastructure floorspace (schools, healthcare, other community space, cultural and leisure facilities) was an increase of **355 sqm**. The majority of this was from an increase in healthcare facilities, with the 6A Elmwood Crescent development contributing to this.

3.5 Green Infrastructure

Polices: BGI1, BGI2, Sustainable Environment and Development SPD, London Plan G7, S4

3.5.1 Trees

There were **311 trees** planted across Brent in public areas by the council in the 2023/24 monitoring year. This figure does not include trees planted on private schemes. New trees were planted in many areas of Brent during the year, the long-term aim being to reach every ward and neighbourhood of the borough.



Figure 6. Northwick Circle Conservation Area Trees (Source: LBB).

Northwick Circle Conservation Area Trees came about when a Brent Heritage Officer met a resident to discuss Conservation Area issues. This local resident asked if new trees would be possible to restore the 1930's garden estate character of tree lined avenues. Community engagement supported an external funding application, leading to a successful project, planting new trees across the entire Northwick Circle Estate.



Figure 7. Trees at Dollis Hill Avenue (Source: LBB).

Green and Healthy Streets was a significant project over four sites delivered jointly by Highways, Air Quality, and Landscape teams. This included planted areas of trees, shrubs, and perennial flowers by removing areas of carriageway in school streets directly outside school gates. One of these was on Dollis Hill Avenue at Our Lady of Grace Infant School.



Figure 8. Trees on Residential Streets in the Borough (Source: LBB).

Trees in residential streets are highly important to residents. Several community groups, residents' associations, and individual people brought forward tree planting ideas. Most significant were in terraced streets of Harlesden, Willesden Green, Kensal Green, and Kensal Rise. Trees planted include normal birch, cherry, maple, and rowan, plus we are exploring use of other species including small magnolia.



Figure 9. Trees at Waxlow Road, Park Royal (Source: LBB).

Greening industrial areas is a continuing aim. An entire street of new trees was planted on Waxlow Road, Park Royal, as part of a long-term series of projects to improve the environment of this major industrial site. New trees in Park Royal will contribute to air quality, mitigate some effects of industrial pollution, and provide better walking routes.

3.5.2 Parks and Play Spaces

Brent Parks Service had a challenging year servicing the range of parks and open spaces throughout the borough. Much of that is essential, ongoing operational services and are extremely important to the maintenance of our green spaces. There were also a range of enhancements and capital works taking place in parks. The Council's Parks Service continued to work in partnership with a range of other green space managing and environmental organisations, and with the local community.

During the 2023/24 year, there was a changeover of the ground's maintenance contractor, from Veolia who have held the contract for several years, to Continental Landscapes Ltd. The handover was on 1 August 2023. The Parks Service worked with the new contractor to continue the maintenance of the parks, while also looking to enhance the delivery of the service. As part of the new arrangements, the Parks Service works with Brent Housing Management for the maintenance of some green spaces around social housing; and has managed the vegetation of highway verges.

London in Bloom Awards:

The Council acknowledges the working partnership with the community, and with Friends of Park and conservation groups. In addition to the work of Brent Council and the Council's contractors, most of the award-winning parks have had significant input from volunteers as well.

Table 15. London in Bloom Awards Breakdown 2023.

London in Bloom Categories	2023 Results
Country Park	Fryent Country Park – Gold
Small Park	Harlesden Town Gardens – Gold Mapesbury Dell – Gold
Large Park	Roundwood Park – Silver Gilt
Large Park (above 25 acres)	Gladstone Park – Gold Woodcock Park – Gold
Walled Gardens	Gladstone Park – Gold Barham Park – Silver Gilt
Small Conservation Area	Roe Green Walled Garden – Gold

When accepting the awards, it is acknowledged that some of the park sites are managed significantly or wholly by community groups and local charities. Those sites include the Gladstone Park Walled Garden, Harlesden Town Gardens, Mapesbury Dell, and Roe Green Walled Garden. There is also considerable volunteer input for nature conservation improvements and access at Fryent Country Park.

Good Parks for London:

The 2023/24 results for the Good Parks for London awards, which are administered by Parks for London, were announced in September 2024. The results indicated that Brent was one of the most improved boroughs, moving from a low rating two years ago, to slightly below the average for London's parks. Areas where Brent's parks scored particularly well were for public satisfaction, collaboration, community involvement, and health, fitness, and wellbeing.

This is an improvement from 2020/21 where Brent placed 23rd out of 30 participating boroughs with a score of 36.00, and 2021/22 where Brent placed 28th out of 29 boroughs with a score of 34.25. No scoring was located for 2022/23.

Table 16. Good Parks for London Scores 2023/24.

	2023/24
Score	42.00
London range of scores	In the range of 35.75 to 55.50
Number of participating boroughs	25
Brent's relative position from the top	16 th

Many parks have children's play areas and about twenty have outdoor gyms. There are sports pitches for a range of sports at several parks, some of which are also served by sport changing pavilions. During the year, two of the sports pitches at Gladstone Park received some enhanced management, in advance of more extensive future works nearby. In turn, the pitches provide for several clubs from Brent and nearby areas. Parks were also the venue for many large, community organised events this year.

An important role of parks is providing space for wildlife and space for the benefits of these habitats. These include the wildlife itself, enjoyment of wildlife and natural scenery by visitors, shade, drainage in the urban area, and carbon storage. The parks have a large tree stock, of different ages and species. Within our parks, our range of 'Bee-line' meadows continue to provide for plants and butterflies. The meadow areas have high proportions of grass and while those may not provide as much colour as flowers, the longer grass provides for the larval foodplants for several species of butterflies.



Figure 10. Barham Park Walled Garden (Source: LBB).

In regard to blue space, the Parks team have also worked with partner organisations along River Brent, Wealdstone Brook, and other tributaries. At the Grand Union Canal in Harlesden, the Council worked with the Old Oak Common and Park Royal Development Corporation and other partners on a landscaping scheme. At the Brent Reservoir, the Council continued to work with partners of the Welsh Harp Joint Consultative Committee, and on the Welsh Harp Vision strategy with some of those stakeholders. During the winter of 2023/24, the Council worked with the Canal & River Trust and other organisations and volunteers in a clean-up project, while the reservoir was temporarily drained for works.

Food growing is catered for at around 20 allotment sites, with approximately 900 allotment plots in total.

3.6 Sustainability

Polices: BSUI1, BSUI2, BSUI3, BSUI4, BT1, London Plan SI1, SI2, SI3, SI4, SI5, SI13, T1, T2

3.6.1 Carbon Reduction and Sustainable Drainage

The Council made its “climate and ecological emergency” declaration in July 2019, promising to aim for carbon neutrality by 2030. It has delivered a new Climate & Ecological Emergency Strategy 2021-2030, which provides greater clarity on the actions that will be taken in Brent to address climate change. Chapter 7.6 ‘Sustainable Infrastructure’ of the Local Plan includes the policies which set out the sustainability requirements for developments to meet. Below is a table summarising the sustainability measures incorporated in major developments completed during the monitoring period.

Table 17. Sustainability Summary of Major Developments 2023/24.

ADDRESS	REF	GLA ENERGY HIERARCHY	SUSTAINABLE URBAN DRAINAGE SYSTEMS	REDUCTION IN CO2 EMISSIONS	RENEWABLES	AIR QUALITY NEUTRAL
LAND NEXT TO 75, ST PAULS AVENUE, NW2 5TG	11/0051	Energy efficient measures, CHP, PV	Yes	20.68%	PV panels	Yes
18, IRON BRIDGE CLOSE, NW10 0UF	17/4346	-	-	-	-	-
EMPIRE HOUSE, EMPIRE WAY, WEMBLEY, HA9 0EW	18/2120	-	-	-	-	-
196 WILLESDEN LANE, KILBURN, LONDON, NW6 7PR	18/4486	-	-	-	-	-
ALL UNITS AT 4-9 INC, AND GARAGES REAR OF 4-9 GLADSTONE PARADE, EDGWARE ROAD, CRICKLEWOOD, LONDON	18/4777	Energy efficient measures	Yes	35.00%	-	Yes
A, 2A, PRESTON WAYE AND 283, 285 & 287	18/4902	Energy efficient measures, CHP	-	35.26%	-	-

PRESTON ROAD, HARROW, HA3						
19 DUDDEN HILL LANE, LONDON, NW10 2ET	19/3259	Energy efficient measures, site-wide heat network, PV	Yes	35.00%	PV panels	Yes
PEEL PRECINCT, 97-112 CARLTON HOUSE, CANTERBURY TERRACE, 8-14 NEVILLE CLOSE, 2 CANTERBURY ROAD & PEEL SITE GARAGES, LONDON, NW6	19/3259	Energy efficient measures, site-wide heat network, PV	Yes	35.00%	PV panels	Yes
WILLESDEN GREEN GARAGE, ST PAULS AVENUE, LONDON, NW2 5TG	20/2257	Energy efficient measures, CHP, PV	-	54.17%	PV panels	-
KNOWLES HOUSE, KNOWLES HOUSE, 51 LONGSTONE AVENUE, LONDON, NW10 3AZ	21/3963	-	-	-	-	-

3.6.2 District Wide CHP

There were no new district wide combined heat and power networks implemented in 2023/24.

3.6.3 Mode of Transport Split

The Council adopted the Brent Long Term Transport Strategy in October 2022. It provides the strategic direction for investment in transport in the borough. Among the key priorities are a commitment to reducing air pollution, improving road safety, and the creation of a sustainable and inclusive transport network that is accessible to everyone. It has a particular focus on how the council is increasing walking, cycling and public transport mode share to 80%, a key objective of the Mayor's Transport Strategy and Local Plan policy BT1.

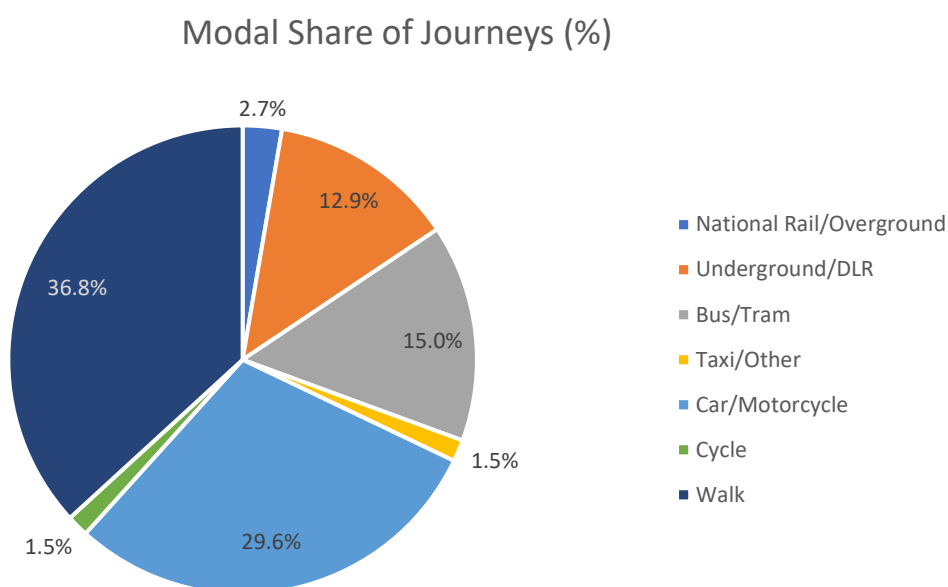


Figure 11: Modal Share of Transport 2023/24 (Source: TfL).

The most recent data on the average modal share of journeys by walking, cycling, public transport, and private vehicles is shown in the graph above. 68.9% of journeys are made up of walking, cycling, trains, or public transport, and 31.1% are via private vehicles, taxis, or other methods.

The target is that 80% of all journeys will be undertaken by walking, cycling, or public transport by 2041. This is outlined in policy BT1 of the Brent Local Plan and the Mayor's Transport Strategy.

3.6.4 Electric Vehicle Charging Points

There were 104 publicly accessible electric vehicle charging points (EVCP) delivered during the 2023/24 period in Brent. There also were some trial charge points delivered during 2021/22, the trial has now concluded and there is discussion to adopt the trial sites into Brent's EVCP network, but these discussions have not yet concluded.

3.6.5 Building at Risk Register

There are ten buildings on the building at risk register, three of which are churches.

Old Oxgate Farm, Coles Green Road, Cricklewood is a C16 and C17 timber-framed building. Planning permission was secured in 2023 for redevelopment to the rear of the site that would part fund the restoration of the building. Listed Building Consent for the restoration of the farm has been submitted with the view to start works.

Cambridge Hall (Tin Tabernacle), Cambridge Avenue, Kilburn is a corrugated iron Episcopal Chapel of 1863 converted internally for the Willesden & St Marylebone Cadet Corps to resemble a boat. London Historic Buildings Trust has commissioned an options appraisal, funded by Historic England, prior to seeking funding for full repair. Discussions continue regarding the future of the building.

The Chapels at Paddington Cemetery, Willesden Lane is a mid-C19 twin Anglican and Nonconformist chapel, designed by Thomas Little in 1855 as part of a new cemetery. London Historic Buildings Trust has commissioned an options appraisal, funded by the NLHF and the Council for the future use of the Chapels.

Former Savoy Cinema, Burnt Oak Broadway, Edgware is an Art Moderne Cinema, built for the Goide & Glassman Circuit and designed by cinema architect George Coles. An earlier approved planning scheme has fallen through, but pre-application discussions have taken place for development on and around the site including the restoration of the building.

Wembley Hill Lodge, 114 Wembley Hill Road is an early C19 orné style cottage which was formerly a lodge to Wembley Park. A new owner secured Planning and Listed Building Consent in 2021, which includes reinstatement of the lodge and the buildings on the site. During the monitoring period, the Council has been advising the owner on repairs to restore the historic building which is now two thirds complete.

3.7 Waste

Polices: BSUI1, London Plan SI7, SI8, SI9

3.7.1 Waste Collection

The total amount of municipal waste collected in 2023/24 was 81,859 tonnes, a decrease from 87,185 tonnes in 2022/23. The proportion of municipal waste recycled or composted in 2023/24 was 28.10%, a decrease from 33.4% in 2022/23. The London Environment Strategy sets a pathway to 65% by 2030, which is reflected in the 2021 London Plan.

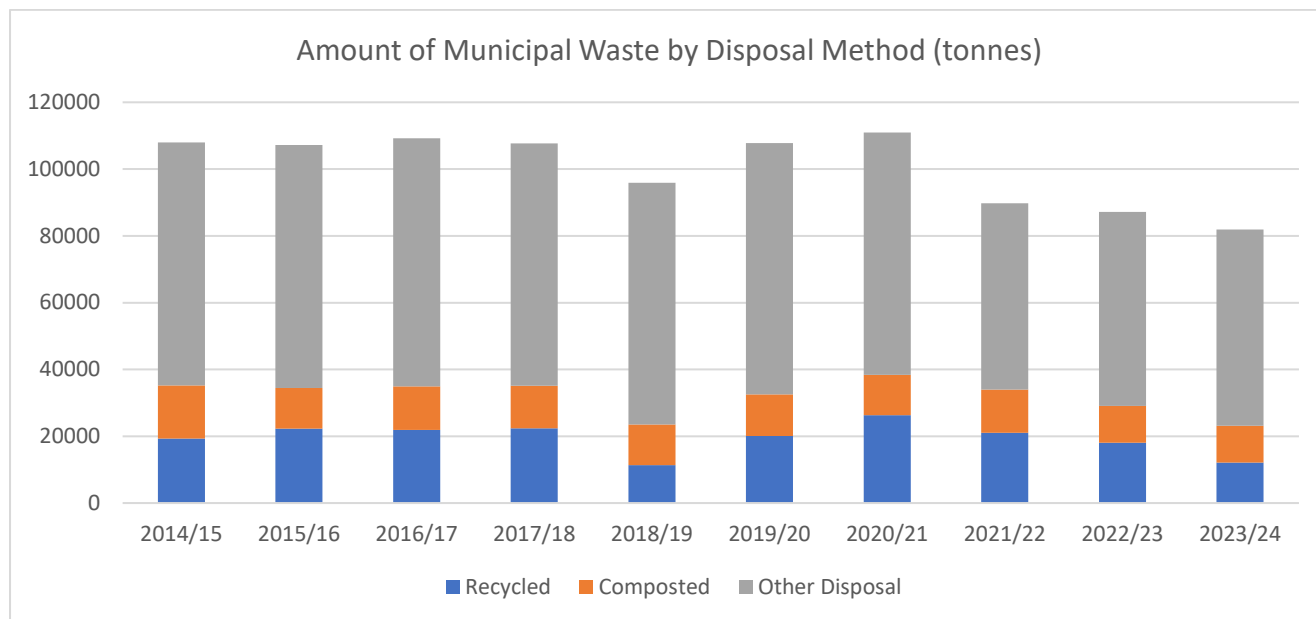


Figure 12. Amount of Municipal Waste by Disposal Method (Source: LBB).

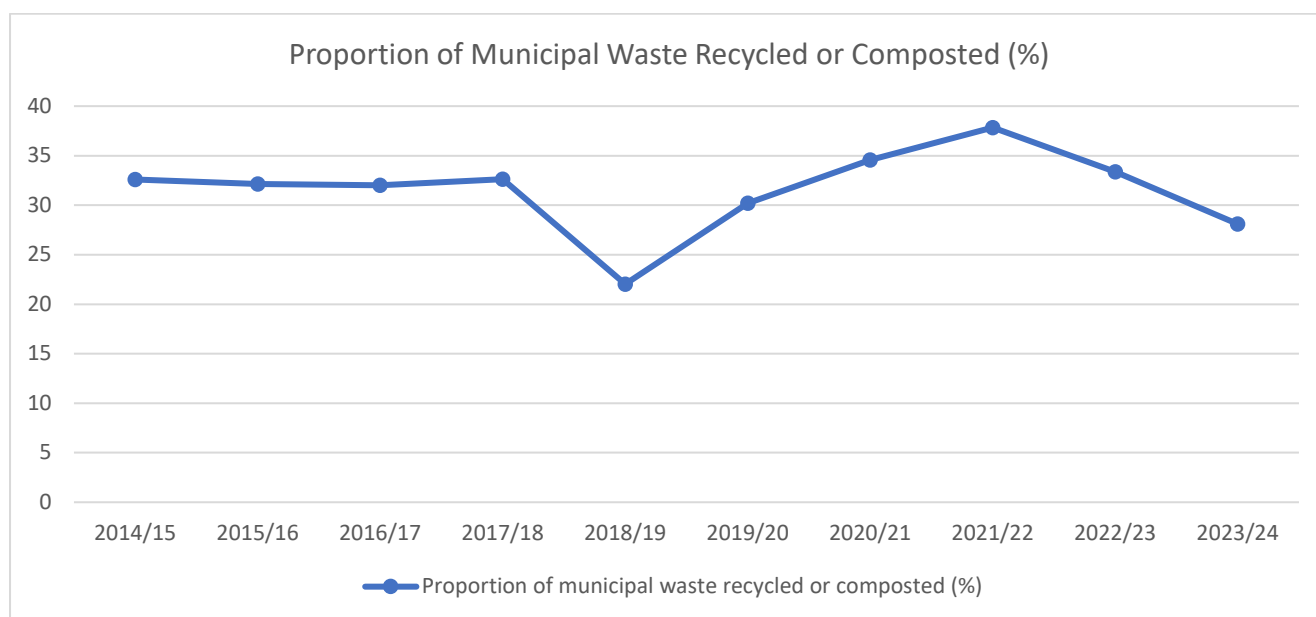


Figure 13. Proportion of Municipal Waste Recycled or Composed (Source: LBB).

3.7.2 Waste Sites

There has been no loss of safeguarded waste management sites or waste management capacity in 2023/24.

3.8 Site Allocations

The following tables set out the delivery status on 31st March 2024.

Policies: BP1, BCGA1

3.8.1 Central Site Allocations

Table 18. Development Status of Central Site Allocations.

Allocation Ref	Name	Land Use Proposed	Planning App Ref	Status 2023/24
BCSA1	Asda / The Torch / Kwikfit	Residential-led mixed-use development		No Progress
BCSA2	Stadium Retail Park & Fountain Studios	Residential-led mixed-use development	17/3059	Permission Granted
BCSA3	Brook Avenue	Hotel / other main town centre uses / residential on the current Premier Inn site with residential on the remaining along Brook Avenue		No Progress
BCSA4	Fifth Way / Euro Car Parts	Mixed-use, residential-led development maximising re-provision of industrial floorspace	20/2033, 21/2989, 22/3123	Started on 876 Dwellings
BCSA5	Olympic Office Centre	Mixed-use main town centre uses, education / campus or residential incorporating flexible retail uses / leisure / community uses at ground floor level	17/5097, 23/0578	To Be Determined
BCSA6	Watkin Road	Mixed-use, residential-led development incorporating maximum re-provision of industrial space	20/0079/ pre	No Progress
			20/0587, 22/3965	Permission Granted for 238 Dwellings
BCSA7	Wembley Park Station (South)	Mixed-use residential-led development to include replacement of TfL ancillary accommodation	20/0967	Started on 454 Dwellings
BCSA8	Wembley Retail Park	Mixed-use, residential-led development	22/3208	Started on 308 Dwellings
			15/5550, 21/2517	Started on 487 Dwellings
			15/5550, 21/2424	Started on 282 Dwellings
BCSA9	First Way	Residential-led mixed-use development / education / industrial	23/1426	To Be Determined 295 Dwellings
			18/4767	Permission Granted for 300 Dwellings

BCSA10	York House	Nursery and 3FE primary school	22/2886	Completed 355 Dwellings
BCSA11	College Of North West London Wembley	Mixed-use residential-led development		No Progress
BCSA12	Land To South of South Way	Residential-led mixed-use development including industrial premises		No Progress
BCSA13	Former Malcolm House Site	Mixed-use with maximum viable light industrial / research & development floorspace with the remainder for main town centre uses / residential		No Progress
BCSA14	St Joseph's Social Club, Empire Way	Residential / community use		No Progress
BCSA15	Land West of Multi Storey Car Park on South Way West of The National Stadium	Retail / leisure / office	15/5550	No Progress
BCSA16	Land North of Engineers Way, Between Brent Civic Centre and Olympic Way	Mixed-use / retail / medical / nursery / hotel / community	18/0968	Permission Granted
BCSA18	Land Between Ibis and Premier Inn, South Way	Retail / office / health / nursery / community		No Progress
BCSA19	Wembley Park Station, Police Station and Adjacent Land Bridge Road	Residential / Police station		No Progress
BCSA20	Wembley Park Station (North)	Mixed-use residential		No Progress

3.8.2 East Site Allocations

Polices: BP2, BEGA1A, BEGA2A

Table 19. Development Status of East Site Allocations.

Allocation Ref	Name	Land Use Proposed	Planning App Ref	Status 2023/24
BEGA1	Neasden Stations Growth Area	Residential / railway line infrastructure	22/0214/pre	No Progress
			21/234/Pre	No Progress
			22/0121/pre	No Progress
BEGA2	Staples Corner Growth Area	Co-location	17/3698	Completed 11 Dwellings
				Site Remaining – No Progress
BESA1	Coombe Road	Residential / retail / light industrial	18/2984, 20/2473	Permission Granted for 52 Dwellings
				Site Remaining – No Progress
BESA2	Cricklewood Bus Depot Edgware Road	Residential and bus depot		No Progress
BESA3	5 Blackbird Hill	Medical service / nursery / learning institute / local community use / residential	20/2096	Permission Granted for 45 Dwellings

3.8.3 North Site Allocations

Polices: BP3, BNGA1

Table 20. Development Status of North Site Allocations.

Allocation Ref	Name	Land Use Proposed	Planning App Ref	Status 2023/24
BNSA1	Capitol Way Valley	Co-location / superstore / residential / social infrastructure	17/0837, 19/4545	Permission Granted
				Site Remaining – No Progress
BNSA2	Colindale Retail Park, Multi-Storey Car Park and Southon House	Residential / retail / industrial / offices / workspace	21/1124	Awaiting S106 for 165 Dwellings
BNSA3	Queensbury LSIS and Morrisons	Co-location / superstore / residential / retail	19/4444	Permission Granted for 44 Dwellings
BNSA4	Former Mecca Bingo Site	Residential / community use / employment space	20/1163	Permission Granted for 50 Dwellings
BNSA5	Former Kingsbury Library and Community Centre	Mixed-use / pupil referral unit / community use		No Progress
BNSA6	Ex-Volkswagen Garage	Residential		No Progress
BNSA7	Kingsbury Trade Centre	Mixed-use / employment floorspace		No Progress
BNSA8	Queensbury Underground Station Car Park	Residential / car parking		No Progress

3.8.4 North West Site Allocations

Polices: BP4, BNWGA1A

Table 21. Development Status of North West Site Allocations.

Allocation Ref	Name	Land Use Proposed	Planning App Ref	Status 2023/24
BNWGA1	Northwick Park Growth Area	Mixed-use / commercial / residential	19/0235/ pre, 20/0700	Awaiting S106 for 260 Dwellings
			20/0701	Started on 584 Dwellings
BNWSA1	Kenton Road Sainsbury's and Adjoining Land	Mixed-use / retail store / residential		No Progress

3.8.5 South Site Allocations

Polices: BP5, BSGA1

Table 22. Development Status of South Site Allocations.

Allocation Ref	Name	Land Use Proposed	Planning App Ref	Status 2023/24
BSSA1	Asiatic Carpets	Mixed-use / residential / industrial / community facilities	18/2278, 18/0202, 20/0618	Started on 34 Dwellings
				Site Remaining – No Progress
BSSA2	B&M Home Store & Cobbold Industrial Estate	Residential / industrial / community facilities		No Progress
BSSA3	Church End Local Centre	Commercial / market / residential	13/1098	Started on 34 Dwellings
			13/2213	Started on 65 Dwellings
BSSA4	Chapman's And Sapcote Industrial Estate	Mixed-use residential / industrial / community facilities	23/0174/pre	No Progress
BSSA5	Willesden Bus Depot	Bus depot / public house / industrial / residential		No Progress
BSSA6	Argenta House & Wembley Point	Residential / workspace / community and cultural uses / retail	18/4847; 21/4642	Permission Granted for 141 Dwellings
			20/0163/pre, 22/0784	Permission Granted for 200 Dwellings
BSSA7	Bridge Park & Unisys Building	New leisure centre / hotel / office / residential / commercial / community uses		No Progress
BSSA8	McGovern's Yard	Residential / industrial		No Progress
BSSA9	Barry's Garage	Residential / workspace / community space		No Progress
BSSA10	Dudden Hill Community Centre	Housing / community centre	19/2688	Started 29 Dwellings
BSSA11	Euro Car Rental	Car rental		No Progress
BSSA12	296 - 300 High Road	Mixed-use	22/3813	Permission Granted for 13 Dwellings
BSSA13	Learie Constantine Centre	Mixed-use	19/1095	Completed 26 Dwelling
BSSA14	Morland Gardens	Residential	20/0345	Permission Granted for 65 Dwellings

BSSA15	Harlesden Station Junction	Mixed-use / residential / commercial		No Progress
BSSA16	Mordaunt Road	Mixed-use / residential / commercial		No Progress
BSSA17	Harlesden Railway Generation Station	Workspace		No Progress
BSSA18	Harlesden Telephone Exchange	Mixed-use / residential / commercial		No Progress
BSSA19	Chancel House	Sixth-form secondary school	19/2804	Started

3.8.6 South East Site Allocations

Polices: BP6, BSEGA1

Table 23. Development Status of South East Site Allocations.

Allocation Ref	Name	Land Use Proposed	Planning App Ref	Status 2023/24
BSESA1	Austen	Residential / community centre / church		No Progress
BSESA2	Blake	Residential		No Progress
BSESA3	Carlton House	Residential	18/4920	Permission Granted for 84 Dwellings
BSESA4	Carlton Infant School	Residential		No Progress
BSESA5	Craik	Residential / commercial	21/4354	No Progress
BSESA6	Crone & Zangwill	Residential / commercial	20/0283/ pre, 21/4355	Permission Granted for -95 Dwellings
BSESA7	Dickens	Residential		No Progress
BSESA8	Hereford House & Exeter Court	Residential / open space	20/0287/ pre, 21/2587	To be Determined 73 Dwellings
BSESA9	Kilburn Park Junior School	Open space		No Progress
BSESA10	Neville & Winterleys	Residential	18/4920	Started on 225 Dwellings
BSESA11	Old Granville Open Space	Residential / open space	21/2587	To Be Determined 10 Dwellings
BSESA12	Wordsworth, Masfield and Part of South Kilburn Open Space	Junior and infants' school / nursery / community space / residential		No Progress
BSESA13	John Ratcliffe House	Residential		No Progress
BSESA14	William Dunbar House and William Saville House	Residential / commercial / town centre uses		No Progress
BSESA15	UK Albanian Muslim Community and Cultural Centre	Mixed-use/ community use / commercial / residential		No Progress
BSESA16	Ok Club	Residential / community uses		No Progress

BSESA17	Cricklewood Broadway Retail Park	Residential / commercial	20/0115	Awaiting S106 for 238 Dwellings
BSESA18	245 – 289 Cricklewood Broadway	Residential / commercial	21/0470, 21/4050	Site Remaining – Permission Granted for 72 Dwellings
BSESA19	Gaumont State Cinema	Leisure and community use		No Progress
BSESA20	Kilburn Square	Mixed-use development / residential / retail / market and public square	22/3346, 22/3669	Permission Granted for 139 Dwellings
BSESA21	Willesden Green Sainsbury's and Garages	Mixed-use / residential / retail		No Progress
BSESA22	Queen's Parade	Residential / student accommodation / commercial use		No Progress
BSESA23	Former Willesden Police Station	Employment / residential		No Progress
BSESA24	Kilburn Station Arches	Commercial uses / workspace		No Progress
BSESA25	Park Avenue Garages, St Paul's Avenue, NW2 5TG	Residential	17/5291; 20/2257	Started on 76 Dwellings
BSESA26	Park Avenue North Substation, Marley Walk, NW2 4PY	Residential		No Progress
BSESA27	Car Wash Strode Road, NW10 2NN	Residential	18/3019	Permission Granted for 15 Dwellings
BSESA28	80 Strode Road, NW10 2NH	Industrial / residential		No Progress
BSESA29	Willesden Telephone Exchange, 50 Harlesden Road, NW10 2BU	Employment / residential		No Progress

BSESA30	61-65 Shoot Up Hill, London, NW2 3PS	Residential / doctor's surgery		No Progress
BSESA31	Turpin's Yard, Oakland Road, London, NW2 6LL	Residential / workspace	17/1977, 18/4228	Lapsed
BSESA32	45-55 Cricklewood Broadway	Residential / commercial		No Progress
BSESA33	123-129 Cricklewood Broadway, London, NW2 3JG	Residential / commercial		No Progress
BSESA34	Kilburn Park Underground Station	Station / commercial / residential		No Progress
BSESA35	303-309 Cricklewood Broadway	Residential / commercial / industrial		No Progress

3.8.7 South West Site Allocations

Polices: BP8, BSWGA1

Table 24. Development Status of South West Site Allocations.

Allocation Ref	Name	Land Use Proposed	Planning App Ref	Status 2023/24
BSWSA1	Alperton Industrial Sites	Mixed-use scheme co-locating residential / industrial / commercial uses	18/4199	Started on 474 Dwellings
			20/3914	Started on 461 Dwellings
			20/1151	Permission Granted for 28 Dwellings
			19/4541, 21/3941	Awaiting S106 for 173 Dwellings
BSWSA2	Sainsbury's Alperton	Superstore / residential		No Progress
BSWSA3	Atlip Road	Residential / gym / town centre uses / church	22/0351/ pre	No Progress
BSWSA4	Sunleigh Road	Residential / industrial / commercial	18/0320	Permission Granted for 7 Dwellings
BSWSA5	Abbey Manufacturing Estate	Residential / industrial / retail / leisure and community uses	20/1096	Permission Granted for 14 Dwellings
BSWSA6	Beresford Avenue	Residential / industrial	20/1424	Started on 100 Dwellings
			18/0752	Started on 31 Dwellings
BSWSA7	Northfields	Mixed-use residential	18/0321	Started on 524 Dwellings
			20/2784	Permission Granted for 439 Dwellings
BSWSA8	Wembley High Road	Residential / town centre uses / industrial	18/3111	Started on 256 Dwellings
			18/0202/ pre, 22/2225	Site Remaining – Permission Granted for 221 Dwellings
			19/3092, 23/2773	Permission Granted for 54 Dwellings
BSWSA9	Former Copeland School	Residential-led mixed use / community facilities	19/2891	Permission Granted for 250 Dwellings

BSWSA10	Elm Road	Town centre uses / residential / hotel / community facilities	21/4155	Awaiting S106 for 79 Dwellings
BSWSA11	Wembley Cutting North, Mostyn Road	Residential		No Progress
BSWSA12	Keelers Service Centre, Harrow Road, Wembley, HA0 2LL	Residential / commercial / employment	18/3069	Started on 22 Dwellings
BSWSA13	Wembley Police & Fire Stations Harrow Road and Wembley Community Hospital/ Chaplin Road Health Centre	Police services / Fire Department services / health / community uses / residential		No Progress
BSWSA14	Sudbury Town Station Car Park	Residential	19/1241 - dismissed at appeal	No Progress
BSWSA15	Employment Land on Heather Park Drive	Residential / industrial	15/5564	Started on 50 Dwellings
			18/0284	Permission Granted for 36 Dwellings
BSWSA16	Carphone Warehouse 416 Ealing Road	Mixed-use retail / commercial / community / residential	20/1683	Permission Granted for 132 Dwellings
BSWSA17	Former Wembley Youth Centre/ Dennis Jackson Centre London Road	Residential / community use	18/4273	To Be Determined

3.9 Housing Delivery Test

The NPPF requires local authorities to demonstrate that they have delivered their housing target over a rolling three-year period. This is known as the Housing Delivery Test. Depending on how well it does against the test, the Council may be subject to actions to increase future delivery. The London Plan sets an annual target of 2,325 from 2019/20 to 2028/29.

The target figure consists of both self-contained homes and communal homes. Communal homes are homes with shared facilities and for the purposes of monitoring are not automatically classified as a single dwelling. To attain an equivalent dwellings figure, for communal homes the following occupation ratios are used: 2.5 students = one dwelling; and Houses of Multiple Occupation, nursing homes or other communal establishments are 1.8 occupants = one dwelling.

Table 25. Housing Delivery Breakdown.

Year	Net Self-Contained	Net Communal Accommodation	Net Communal with Dwelling Ratio Applied	Net HomesHDT Figure	Target
2021/22	3098	757	352	3450	2325
2022/23	2071	120	58	2129	2325
2023/24	589	67	37	665	2325
Total	5758	944	447	6244	6975

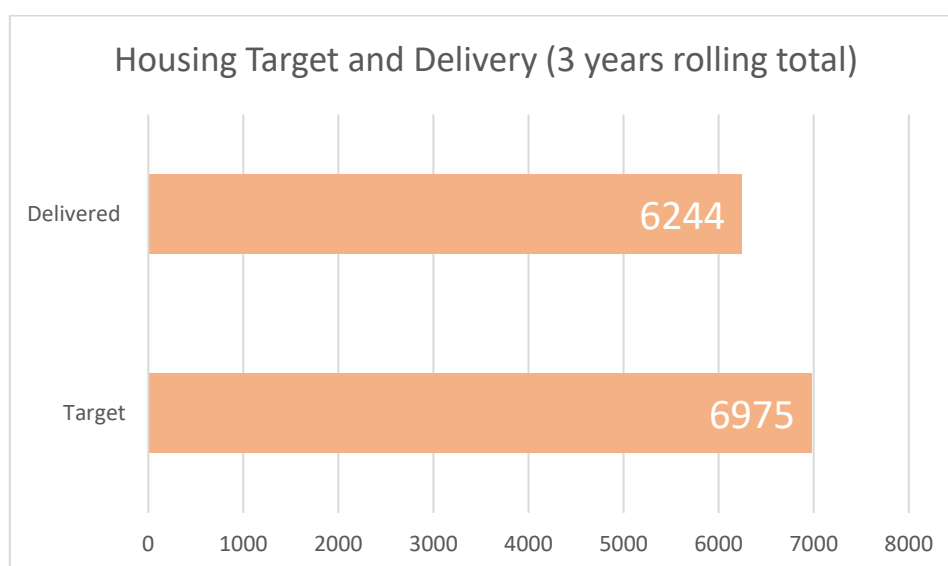


Figure 14. Housing Target and Delivery (2021/22 - 2023/24) (Source: LBB).

4 Housing Trajectory

The National Planning Policy Framework (NPPF) requires strategic policies to include a trajectory illustrating the expected rate of housing delivery over the plan period. It also requires authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.

The London Plan adopted in 2021 sets a target of 2,325 dwellings per annum, which applies from 2020/21 to 2028/29. This target excludes vacant properties. The Brent Local Plan seeks to achieve and exceed this target.

The five year-housing supply included in this document is based on the housing trajectory updated in 2024. The future supply of conventional and non-self-contained accommodation in the housing trajectory is based on:

- Sites in the development pipeline i.e. with extant planning permission or approval (gained through prior approval process), either under construction or not yet started;
- Sites which have resolution to grant subject to S106, and are considered to be deliverable in the next five years;
- Sites allocated within the draft Brent Local Plan which have permissions to be determined or pre-apps but are considered to be deliverable in the next five years;
- Sites allocated within the draft Brent Local Plan which form part of the South Kilburn Masterplan, and where there will either be a net gain or net loss of dwellings in the next five years;
- An allowance for windfall sites.

A detailed breakdown of deliverable sites comprising the five-year supply is included on the following pages.

Of these sites identified have 64% have extant planning permission or prior approval and of these, 59% have started on site. The NPPF (2021) defines a deliverable site, and such sites are considered deliverable unless there is clear evidence to the contrary. The remaining sites are considered to be deliverable in principle and have required further evidence to be considered deliverable, in line with the NPPF (2021) and a recent decision in the courts which extended the scope of what can be considered deliverable.

Windfall

Authorities may make an allowance for windfall sites in the five-year supply if there is compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic, having regard to the SHLAA, historic windfall delivery rates and expected future trends. The Council has taken the expected windfall totals outlined in the London Plan 2021 and subtracted sites of 25 dwellings or less to avoid double counting of such sites in the windfall totals.

Buffer

The NPPF (2023) requires a supply of specific deliverable sites to in addition include a buffer of either 5% or 20%.

Brent has missed its housing target as identified above in relation to the HDT. As it has delivered just under 90%, a 20% buffer should be applied.

Table 26. Five Year Housing Supply Trajectory.

Brent Local Plan Ref.	Address	Type	Status	Planning App Ref.	24/25	25/26	26/27	27/28	28/29
BCSA4	Euro House Fifth Way	Full Planning Permission	Started	20/2033, 21/2989, 22/3123		500	376		
BCSA7	Wembley Park Station (SOUTH)	Full Planning Permission	Started	20/0967		250		204	
BCSA8	QED North East Lands - Stadium Retail Park NE01	Reserved Matters	Started	22/3208		308			
BCSA8	QED North East Lands - Stadium Retail Park NE02	Reserved Matters	Started	15/5550, 21/2517	487				
BCSA8	QED North East Lands - Stadium Retail Park NE03	Reserved Matters	Started	15/5550, 21/2424	282				
17/2284	381A-D INC, 381-397 INC and 13-20 Park Parade Mansion, Edgware Road, Kingsbury, London,	Full Planning Permission	Started	17/2284	-12	110			
20/1311	Symal House, Edgware Road	Full Planning Permission	Started	20/1311; 21/0132; 22/1065; 22/3968; 22/4245				252	
BNWGA1	Land adjacent to Northwick Park Hospital	Full Planning Permission	Started	20/0701		100	100	184	200
17/3717	79-83 Kenton Road	Full Planning Permission	Started	17/3717; 20/2164, 21/4297		40			
BSSA3	Church Road	Full Planning Permission	Started	13/1098		34			
BSSA3	Catalyst land 235 & Land in Church Road Car Park rear of 205-235 Church Road	Full Planning Permission	Started	13/2213		65			
BSEA10	SK Phase 4a Neville/ Winterleys	Full Planning Permission	Started	18/4920			72		153
19/3259	SK Phase 3a Peel Precinct	Full Planning Permission	Started	16/4174, 19/3259. Pre-app 20/0244/pre.	103				

				21/1415. 22/3019					
19/3259	SK Phase 4 Peel Precinct	Full Planning Permission	Started	16/4174, 19/3259 Pre-app 20/0244/pre regarding reorganisatio n of unit and tenure mix. Varied by 21/1415 additional 3 units then varied by 22/3019 additional 17. varied by 24/1415 3 extra units are affordable		123			
	18 Willesden Lane	Full Planning Permission	Started	19/0834	18				
BSWSA1	Alpertons House, Bridgewater Road	Full Planning Permission	Started	18/4199			113	247	114
BSWSA1	Alpertons Bus Depot, 330 Ealing Road	Full Planning Permission	Started	20/3914	461				
BSWSA6	100 Beresford Avenue	Full Planning Permission	Started	20/1424	100				
BSWSA6	Afrex House/Ambassad or House	Full Planning Permission	Started	18/0752	31				
BSWSA7	Northfields Industrial Estate	Reserved Matters	Started	18/0321	332	192			
BSWSA8	Land, garages, alleyway rear of 416-444 High Road	Full Planning Permission	Started	18/3111	256				
BSWSA9	Demolished Ark Elvin Site, Wembley High Road	Full Planning Permission	Started	19/2891			250		
BSWSA1 2	Keelers Service Centre, Harrow Road, Wembley	Full Planning Permission	Started	18/3069			22		

BSWSA15	Trinity House, Heather Park Drive	Full Planning Permission	Started	15/5564		50			
18/4301	Gwalia Working Mens Club, NW10 4JU	Full Planning Permission	Started	18/4301	17				
BCSA6	1, 2, 3 & 9 Watkin Road	Full Planning Permission	No Progress	20/0587; 22/3965				238	
BCSA9	Access Storage	Full Planning Permission	No Progress	18/4767				150	150
BESA1	6 & 6a Coombe Road	Full Planning Permission	No Progress	18/2984; 20/2473			52		
BESA3	Gower House School (SHLAA) AKA 5 Blackbird Hill	Full Planning Permission	No Progress	20/2096				45	
BNSA3	Unit 2, 2 Lowther Road and Units 3, 4 and 4A Lowther Road	Full Planning Permission	No Progress	19/4444			44		
21/3679	231 Watford Road, Harrow	Full Planning Permission	No Progress	22/3260				42	
BSSA14	Morland Gardens	Full Planning Permission	No Progress	20/0345					65
BSSA6	Argenta House, Argenta Way	Full Planning Permission	No Progress	18/4847; 21/4642				141	
Harlesden NP	164 Harlesden Road	Full Planning Permission	No Progress	19/4357					9
BSESA3	SK Phase 4 Carlton House	Full Planning Permission	No Progress	18/4920			84		
BSESA6	SK Phase 6 Crone & Zangwill	Full Planning Permission	No Progress	20/0283/pre, 21/4355			-95		
BSESA18	Remainder of site allocation	Full Planning Permission	No Progress	21/0470/21/4050				72	
BSESA27	Strode Road	Full Planning Permission	No Progress	18/3019			15		
18/0210	The Queensbury, 110 Walm Lane	Full Planning Permission	No Progress	18/0210	48				

21/2473	Garages & 1-30 Claire Court, Shoot Up Hill and 1-135 Watling Gardens, London, NW2	Full Planning Permission	No Progress	21/2473		125			
BSWSA1	All units at Dowlings Parade, HNS Autos and Delta Hand Car Wash	Full Planning Permission	No Progress	20/1151				28	
BSWSA4	82 Sunleigh Road	Full Planning Permission	No Progress	18/0320				7	
BSWSA5	Woodside Avenue	Full Planning Permission	No Progress	20/1096			14		
BSWSA7	Northfields Industrial Estate	Full Planning Permission	No Progress	20/2784 detailed part of hybrid			150	150	139
BSWSA8	REMAINDER OF SITE ALLOCATION NOT Wembley High Road & Chiltern Embankments, Ujima & Fairgate	Full Planning Permission	No Progress	18/0202/pre; 22/2225			140	49	32
BSWSA8	Ujima House	Full Planning Permission	No Progress	19/3092, 23/2773			54		
BSWSA1 5	Transputec House	Full Planning Permission	No Progress	18/0284		36			
BSWSA1 6	Carphone Warehouse & Adjoining Alperton	Full Planning Permission	No Progress	20/1683					132
17/0637	Flats 1-17 INC and 18 Prospect House, North Circular Road	Full Planning Permission	No Progress	22/1145			139		
21/4690	Windmill Court and Car Park, 52 Mapesbury Road	Full Planning Permission	No Progress	21/4690			60		
23/0580	Brent River Park and Land next to Tillett Close Pitfield Way Overton Close, Tillett Close, St Rapheal's Estate, London, NW10	Full Planning Permission	No Progress	23/0580					195

22/3346	1-8 Sevenex Parade & 2A London Road, Wembley, HA9	Full Planning Permission	No Progress	22/3346			38		
19/2459	435-441 & 441A High Road, Wembley,	Full Planning Permission	No Progress	19/2459				44	
21/3754	66 Cavendish Road	Full Planning Permission	No Progress	21/3754	-12		21		
23/0024	2-78 Clement Close	Full Planning Permission	No Progress	23/0024	-1	21			
BNSA4	1 Burnt Oak Broadway	Full Planning Permission	No Progress	20/1163				50	
BSSA12	296 - 300 High Road	Full Planning Permission	No Progress	22/3813				13	
BSSA6	Wembley Point	Full Planning Permission	No Progress	20/0163/pre; 22/0784					200
BSESA20	Kilburn Square	Full Planning Permission	No Progress	22/3346, 22/3669					139
17/3789	3 Olympic Way	Full Planning Permission	Awaiting S106	17/3789, 21/2130					178
BNSA2	363 Edgware Road - Multi-storey car park	Full Planning Permission	Awaiting S106	21/1124				165	
BSESA17	Matalan Discount Club	Full Planning Permission	Awaiting S106	20/0115				238	
BSWSA1	2A, Part of Former Westend Saab and Boyriven Textile	Full Planning Permission	Awaiting S106	19/4541; 21/3941			173		
BSWSA10	6 St Johns Road, Wembley	Full Planning Permission	Awaiting S106	21/4155				79	
BNWGA1	Land adjacent to Northwick Park Hospital	Outline	Awaiting S106	19/0235/PRE; 20/0700				130	130
BCSA6	7 & 8 Watkin Road	Pre-App	No Progress	20/0079/pre					150
BCSA8	QED North East Lands - Stadium Retail Park NE04	Outline	No Progress	15/5550				568	
BCSA8	QED North East Lands - Stadium Retail Park NE05/06	Outline	No Progress	15/5550					900

BCSA11	College of North West London Wembley	Pre-App	No Progress	22/0120/pre					200
	2 Forty Lane	Pre-App	No Progress	19/0264/pre					12
BEGA1	Neasden Goods Yard	Pre-App	No Progress	22/0214/pre					200
BEGA1	Neasden Triangle	Pre-App	No Progress	21/234/pre					200
BEGA1	College of Northwest London	Pre-App	No Progress	22/0121/pre					200
BNSA8	Queensbury Underground Station Carpark, Turner Road	Pre-App	No Progress	21/0206/PRE				36	
BSSA4	Land at 370 High Road and 54-68 Dudden Hill Lane	Pre-App	No Progress	23/0174/pre					245
BSSA7	Former Unisys & Bridge Park Centre	Pre-App	No Progress						50
BSSA8	26-28, 42, 42A-D & Land, Dudden Hill Lane, London, NW10	Pre-App	No Progress	20/0005/pre					24
BSWSA3	Atlip Road site	Pre-App	No Progress	22/0351/pre					430
BCSA9	Glynn's Skip Hire	Full Planning Permission	To be Determined	23/1426				295	
BSESA5	SK Phase 6 Craik	Pre-App	No Progress	20/0283/pre					
BSESA8	SK Phase 3b Hereford & Exeter	Full Planning Permission	To be Determined	20/0287/pre, 21/2587		-167			240
BSESA11	SK Phase 3b Old Granville Open Space	Full Planning Permission	To be Determined	21/2587				10	
16/3606	245-249 Ealing Road	Full Planning Permission	To be Determined	16/3606, 22/2477				92	
BCSA1	The Torch PH / Kwik Fit	No progress	No Progress						20
BCSA3	151-169 Wembley Park Drive & 1-31 Brook Avenue	No progress	No Progress						315
BCSA13	Former Malcolm House, Empire Way	No progress	No Progress						100

BCSA19	Wembley Park Station, Police Station and Adjacent Land Bridge Road	No progress	No Progress						60
BESA1	Remainder of Site Allocation	No progress	No Progress						37
BNWSA1	Sainsbury's Store	No progress	No Progress					50	50
BSSA1	Remainder of Site Allocation	No progress	No Progress						40
BSESA1	SK Phase 5 Austen	No progress	No Progress					-135	
BSESA2	SK Phase 5 Blake	No progress	No Progress					-71	
BSESA12	SK Phase 3b Woodsworth & Masefield (new school site)	No progress	No Progress				-40		
BSESA23	High Road	No progress	No Progress					20	
				Sub-total	2110	1787	1782	3393	5309
				Remainder of windfall	398	433	382	383	368
				Total	2508	2220	2164	3776	5677
				5 Year Total	16345				

Target is 13,950 dwellings (five-year London Plan + 20% buffer). The trajectory identifies delivery of 16,345 dwellings.

Equating to 5.85 years' supply.

Planning & Development Services
Brent Civic Centre
Engineers Way
Wembley HA9 0FJ